

157.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

585,100 / 585,100

USE VALUE:

585,100 / 585,100

ASSESSED:

585,100 / 585,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KOPPER LULA BOWEN/ TRUSTEE	
Owner 2: LULA BOWEN KOPPER TRUST	
Owner 3:	
Street 1: 153 WAVERLY ST	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: KOPPER LULA B -	
Owner 2: -	
Street 1: 153 WAVERLEY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1921, having primarily Wood Shingle Exterior and 1012 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	161,700	3,400	420,000	585,100		104568
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	161,700	3400	6,000.	420,000	585,100		Year end	12/23/2021
2021	101	FV	149,700	3400	6,000.	420,000	573,100		Year End Roll	12/10/2020
2020	101	FV	149,800	3400	6,000.	420,000	573,200	573,200	Year End Roll	12/18/2019
2019	101	FV	154,300	3400	6,000.	420,000	577,700	577,700	Year End Roll	1/3/2019
2018	101	FV	154,300	3400	6,000.	354,000	511,700	511,700	Year End Roll	12/20/2017
2017	101	FV	154,300	3400	6,000.	324,000	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	154,300	3400	6,000.	276,000	433,700	433,700	Year End	1/4/2016
2015	101	FV	135,300	3400	6,000.	240,000	378,700	378,700	Year End Roll	12/11/2014

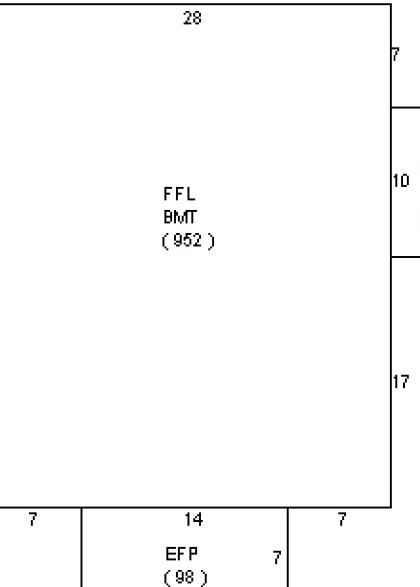
SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOPPER LULA B,	79039-259	1	10/29/2021	Convenience	99	No	No		
	16766-245		2/1/1986		165,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2018		MEAS&NOTICE								HS	Hanne S	
10/16/2008		Meas/Inspect								345	PATRIOT	
11/6/2000		Hearing Chag								189	PATRIOT	
12/16/1999		Mailer Sent										
11/30/1999		Measured								268	PATRIOT	
1/1/1982										PS		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																					
Type:	2 - Bungalow			Full Bath:	1	Rating:	Average	SCUTTLE.																																																																																																																																																									
Sty Ht:	1 - 1 Story			A Bath:		Rating:																																																																																																																																																											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																																																																																																																																																											
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:																																																																																																																																																											
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																																																																											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																																																																																																																																																											
Sec Wall:		%		OthrFix:		Rating:																																																																																																																																																											
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																																																																													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																																																																																																																																																										
Color:	GREEN			A Kits:		Rating:																																																																																																																																																											
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Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	No Unit	RMS	BRS	FL																																																																																																																																																						
Prim Int Wal	2 - Plaster			Functional:			%	1	6	2																																																																																																																																																							
Sec Int Wall:	8 - Plyw Panel	10 %		Economic:			%																																																																																																																																																										
Partition:	T - Typical			Special:			%																																																																																																																																																										
Prim Floors:	3 - Hardwood			Override:			%																																																																																																																																																										
Sec Floors:	5 - Lino/Vinyl	20 %		Total:	31	%																																																																																																																																																											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES																																																																																																																																																									
Subfloor:				Basic \$ / SQ:	100.00					Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																																																			
Bsmnt Gar:				Size Adj.:	1.35000002																																																																																																																																																												
Electric:	3 - Typical			Const Adj.:	0.98998427																																																																																																																																																												
Insulation:	2 - Typical			Adj \$ / SQ:	133.648																																																																																																																																																												
Int vs Ext:	S			Other Features:	55000																																																																																																																																																												
Heat Fuel:	2 - Gas			Grade Factor:	1.00																																																																																																																																																												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																																																																																																																																																												
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Solar HW:	NO	Central Vac:		Adj Total:	234312																																																																																																																																																												
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